



Axholme Road, Scunthorpe, DN15 7HL

£170,000



- Traditional Semi-Detached House
- Three Spacious Bedrooms
- Lounge and Separate Dining Room
- Modern Kitchen
- Three-Piece Family Bathroom
- Downstairs Cloakroom
- Driveway and Garage
- Ideal for First-Time Buyer/Investor
- Close To Hospital, Town Centre And Local Amenities
- EPC: D | Tenure: Freehold | Council Tax: B

Bell Watson are delighted to present this lovely and well-proportioned semi-detached family home, ideally situated within this ever-popular residential location and conveniently positioned within easy walking distance of the hospital, town centre and train station.

Offered for sale with NO ONWARD CHAIN, this deceptively spacious property offers bright, modern interiors together with generous and versatile living accommodation.

The property would make an excellent home for a wide range of buyers and is ideally suited to families, first-time buyers and investors alike. Combining its convenient location, well-proportioned rooms and ready-to-move-into presentation, this is an excellent opportunity to acquire a superb home close to a wide range of local amenities, schools and excellent transport links.



Locally, the property is within the catchment area for the popular St Augustine and Berkeley Primary School, and also the St Lawrence Secondary School. The property is also within walking distance to excellent local amenities including the Gallagher retail park, and is within close walking distance to the Scunthorpe General Hospital, train station and there are also a number of local transport links and easy access to the M180.

ACCOMMODATION

The spacious and modern accommodation is conveniently located over two floors.

HALLWAY

A welcoming entrance to the property, accessed via a UPVC entrance door complemented by glazed side panels, allowing natural light to flow into the hall. The accommodation features attractive tile-effect laminate flooring, creating a practical and appealing entrance space. Stairs rise to the first floor, with a useful under stairs storage cupboard providing additional household storage. The hall is further equipped with a radiator and three ceiling light points, together with a door providing direct and convenient access to the garden.

LOUNGE 3.51 M X 3.48 M

The front-aspect lounge provides a warm and welcoming principal reception room, featuring a traditional bay window which allows plenty of natural light into the space and provides an attractive outlook to the front of the property. The room is finished with fitted carpeting, radiator and ceiling pendant light, with a glazed oak door providing access from the entrance hall.

SITTING ROOM 4.37 M X 3.48 M

The rear-aspect dining room provides a pleasant and versatile space for formal dining and entertaining, featuring a traditional bay window that offers an attractive outlook to the rear garden. The room is finished with fitted carpeting, a radiator and ceiling light point.

KITCHEN 3.30 M X 2.13 M

The modern kitchen is fitted with an attractive range of sage green Shaker-style wall-mounted and base units, complemented by brushed stainless steel handles and marble-effect work surfaces and matching splash backs. The kitchen is well equipped with a stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for a free-standing gas oven with four-ring gas hob that is complimented with a stainless steel extractor fan above. A UPVC window overlooks the rear garden, allowing plenty of natural light into the room.

W.C.

The fully tiled downstairs cloakroom is situated to the side elevation of the property and benefits from an obscured UPVC window, maintaining privacy. The room is fitted with a low-level flush WC and hand wash basin, together with vinyl flooring and a ceiling light point.

LANDING

The first-floor landing is finished with fitted carpeting and benefits from a UPVC window to the side elevation, allowing natural light into the space. A ceiling light point provides further illumination, with access to the bedrooms and family bathroom.

BEDROOM ONE 3.51 M X 3.48 M

A spacious front-aspect double bedroom, enjoying an attractive traditional bay window which allows plenty of natural light into the room. The bay window is complemented by a curved radiator positioned beneath, whilst the room is finished with fitted carpeting and a ceiling light point.

BEDROOM TWO 3.78 M X 3.48 M

A further well-proportioned double bedroom, enjoying a pleasant rear aspect with a UPVC window overlooking the rear garden. The room is finished with fitted carpeting and benefits from a radiator and ceiling light point.

BEDROOM THREE 2.46 M X 2.13 M

A well-presented front-facing single bedroom, offering a practical and versatile space ideal for a child's bedroom, home office or dressing room. The room is finished with fitted carpeting and benefits from a radiator, ceiling light point and useful loft access.

BATHROOM 2.26 M X 2.13 M

The three-piece family bathroom is fully tiled and fitted with a panelled bath with shower over, pedestal hand wash basin and low-level flush WC. The room benefits from vinyl flooring, a radiator and ceiling light point, together with a rear-facing UPVC window featuring obscure privacy glazing, allowing natural light whilst maintaining privacy. The bathroom also houses the Ideal combination boiler.

STEP OUTSIDE

To the front of the property, a concrete driveway provides ample off-road parking and is complemented by a timber gate giving access to the rear garden.

The enclosed rear garden is designed with ease of maintenance in mind and is predominantly laid to lawn, with a paved patio seating area providing an ideal space for outdoor entertaining and relaxation. The garden is enclosed by wooden fencing to the boundaries and benefits from an outside tap, together with convenient access into the attached single garage.

The single garage is equipped with power and lighting and benefits from a UPVC door and window, together with a further wooden single-glazed window to the side elevation, providing natural light and ventilation.

FIXTURES AND FITTINGS

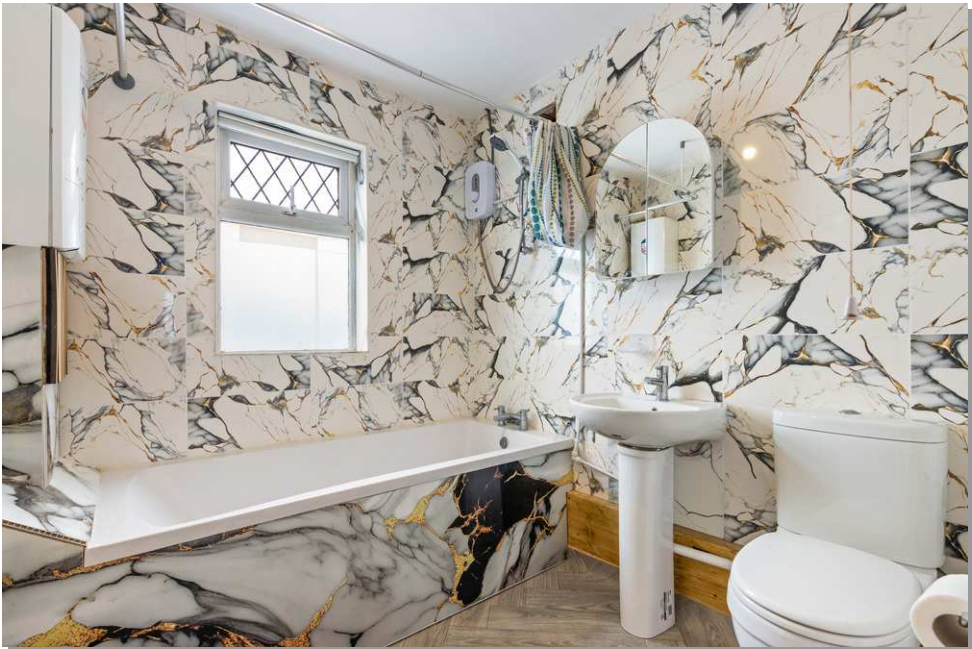
All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

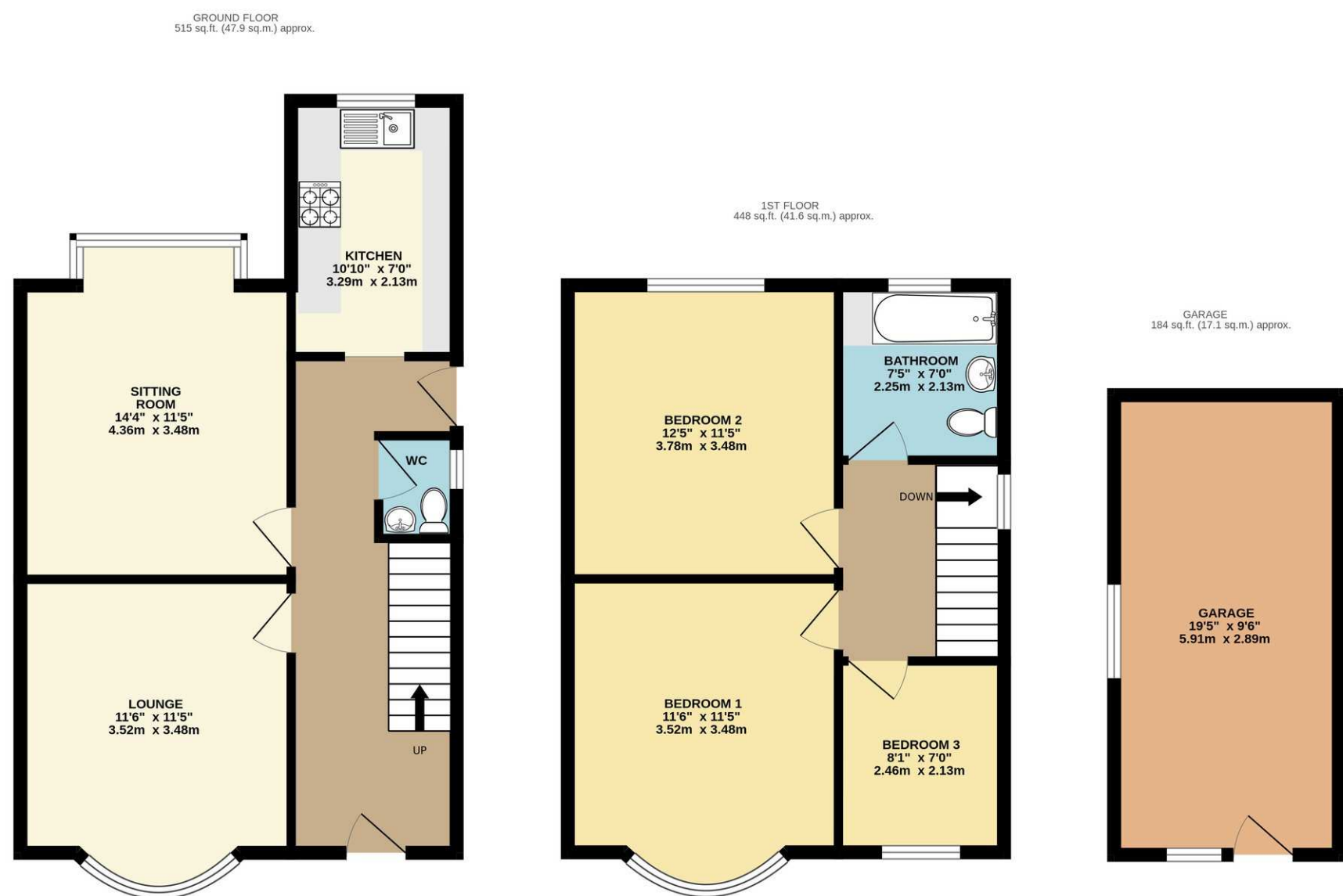
SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX BAND

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.





TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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